

Grantee: Arlington, TX

Grant: B-08-MN-48-0001

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-48-0001

Obligation Date:**Grantee Name:**

Arlington, TX

Award Date:**Grant Amount:**

\$2,044,254.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

AREAS OF GREATEST NEED: The map of the area of greatest needs is located on the City of Arlington website at: <http://www.arlingtontx.gov/housing/pdf/NSP%20Target%20area%20map.pdf>. It is referred to as Attachment A in the Action Plan. Attachment A, the map, identifies the areas of greatest need within the city of Arlington. Data used to identify these areas consisted of an analysis of the following: 1) Actual foreclosures for the prior six month period; 2) Vacant foreclosures based on utility shut off records; 3) Census block groups with high foreclosure abandonment risk based on decline in home values, high cost loans issued from 2004-2006, unemployment rate, and vacant residential addresses as of June 2008; and 4) Census block groups with 51 percent or more of the residents earning less than 120 percent of Area Median Income. In general, the areas of greatest need include East Central Arlington and Southeast Arlington. Additional targeting at the neighborhood level will occur as additional detailed foreclosure data is analyzed. **DISTRIBUTION AND USES OF FUNDS:** The City of Arlington will distribute NSP funds to the areas of greatest need as illustrated on the map in Attachment A and the budget in this action plan. Data used to develop this map consisted of components identified within the three need categories in the NSP guidelines: Areas within Arlington that have the greatest percentage of home foreclosures, the highest percentage of homes financed by a sub-prime mortgage related loan, and areas within Arlington that are likely to face an increase in home foreclosures. Activities performed under NSP will be targeted to meet the identified areas of greatest need as presented in Attachment A. Targeted census tracts include 1221.00, 1229.00, 1115.22, 1115.24, 1115.43, 1115.41, and 1115.14. The map in Attachment A includes data from the following sources, provided on the HUD website: Office of Federal Housing Enterprise Oversight (OFHEO), Federal Reserve Home Mortgage Disclosure Act (HMDA), Labor Department, and United States Postal Service. **DEFINITIONS AND DESCRIPTIONS:** (1) Definition of blighted structure in context of state or local law. Response: The City of Arlington will define blighted structure as a property that is deteriorated, deteriorating or otherwise determined to be a substandard structure that constitutes a threat to human health, safety, and/or public welfare. (2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability. Response: In the event that activities involving rental units are carried out as part of this grant, the City of Arlington will adopt the HOME affordable rent standards located at 24 CFR 92.252(a) (c) and (f). (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: For the purposes of homeownership, the City of Arlington will adopt the HOME affordability requirements located at 24 CFR 92.254 which will be imposed through deed restrictions and will ensure affordability by imposing recapture requirements as defined in the City of Arlington's Consolidated Plan. Homeownership Assistance Minimum Affordability Period in Years Under \$15,000 5 \$15,000 to \$40,000 10 Over \$40,000 15 (4) Describe housing rehabilitation standards that will apply to NSP assisted activities. Response: For the purposes of housing rehabilitation activities performed in the NSP grant, the City of Arlington will adopt the housing rehabilitation standards utilized in its CDBG and HOME funded Housing Rehabilitation Program. The housing rehabilitation standards require dwelling units to meet applicable local code.

Recovery Needs:

LOW INCOME TARGETING: The City of Arlington will designate a minimum of \$511,064 (25%) of NSP funds to

benefit individuals or families at or below 50% of Area Median Income (AMI). Activities will include the purchase and redevelopment of abandoned or foreclosed homes or residential properties for housing individuals or families whose incomes do not exceed 50% of AMI.

ACQUISITIONS & RELOCATIONS: The City of Arlington will only acquire or demolish foreclosed homes which are vacant and have been vacant for at least 90 days.

PUBLIC COMMENT: The following is a summary of comments received from interested parties during NSP planning sessions in October and November 2008 and the City's response.

1. Recommended Levels of Homebuyer Assistance:

For homebuyers making less than 50% of Area Median income (e.g., \$32,400 for a 4 person household) the following levels of assistance are recommended:

Down Payment/Closing Cost assistance \$20,000
Housing Rehabilitation Up to \$24,500

For homebuyers making less than 120% of area median income, (e.g., \$77,500 for a 4-person household) the following levels of assistance are recommended:

Down Payment/Closing Cost assistance \$10,000
Housing Rehabilitation up to \$24,500*

*with the expectation that actual housing rehabilitation assistance will average \$5,000 to \$8,000 per unit

2. Miscellaneous Comments:

- After 1/1/09 FHA requires purchasers to make a down-payment of at least 3.5%
- FHA permits the seller to contribute 6% of the purchase price for closing costs
- One appraiser and one loan provider requested to be added to the NSP bidders list

3. Challenges:

- The requirement to appraise the home within 60-days prior to the offer to purchase will be difficult
- Closing on a home that requires rehabilitation work to be performed
- Critical need to educate / inform realtors about the availability of the NSP program and how it works so they can inform their clients.
- Due to tightening and continual change of underwriting standards it is increasingly more difficult for purchasers to qualify for a mortgage. As a result, we desire not to be restrictive, but may need to identify and work with two or three willing lenders to make loans to NSP clients

The City of Arlington compiled citizen comments and included feedback in the development of the NSP plan. The City responded to the citizens by agreeing to provide additional information about the NSP program to local citizens, realtors and lenders as requested. Individuals requesting to be put on the NSP bidders list were added to the list.

| Overall | This Report Period | To Date |
|--|---------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$4,088,508.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,044,254.00 |
| Program Funds Drawdown | \$201,038.99 | \$1,268,836.48 |
| Obligated CDBG DR Funds | \$341,487.27 | \$1,639,012.00 |
| Expended CDBG DR Funds | \$294,302.25 | \$1,383,939.41 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|------------------------------------|--------------|--------------|
| Minimum Overall Benefit Percentage | 99.99% | 69.697% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$306,638.10 | \$0.00 |
| Limit on Admin/Planning | \$204,425.40 | \$125,481.75 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|--------------|--------------|
| NSP Only - LH - 25% Set-Aside | \$511,063.50 | \$818,491.00 |

Overall Progress Narrative:

As of the reporting date 6/30/10, 84% of all NSP funds had been obligated. As of the submission date of 7/30/10, 100% of NSP funds have been obligated. The homebuyer assistance activity is complete, with all funds utilized and 25 households assisted with down payment, closing costs, principal reduction and housing rehabilitation. Under the acquisition rehabilitation activities all targeted homes have been acquired and are being rehabilitated. One completed unit has been sold to an eligible homebuyer. Under the acquisition demolition activity, the goal to acquire two properties has been met. Demolition will begin in August 2010, with redevelopment activities taking place in late 2010 and early 2011.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| ADMIN, Administration | \$9,537.63 | \$179,424.00 | \$119,302.11 |
| NSPADR001, Acquisition/Demo/Redevelopment | \$0.00 | \$105,753.00 | \$0.00 |
| NSPAR01, Acquisition Rehab | \$2,805.89 | \$760,932.00 | \$351,075.00 |
| NSPHA001, Homebuyer Assistance | \$188,695.47 | \$998,145.00 | \$798,459.37 |

Activities

| | |
|---------------------------------|-----------------------|
| Grantee Activity Number: | ADMIN |
| Activity Title: | Administration |

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

Responsible Organization:

City of Arlington

Overall
Apr 1 thru Jun 30, 2010
To Date

| | | |
|--|---------------|--------------|
| Total Projected Budget from All Sources | N/A | \$358,848.00 |
| Total CDBG Program Funds Budgeted | N/A | \$179,424.00 |
| Program Funds Drawdown | \$9,537.63 | \$119,302.11 |
| Obligated CDBG DR Funds | (\$50,450.00) | \$153,974.00 |
| Expended CDBG DR Funds | \$7,296.45 | \$125,481.75 |
| City of Arlington | \$7,296.45 | \$125,481.75 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Administration and monitoring of Neighborhood Stabilization Program activities.

Location Description:

Administration

Activity Progress Narrative:
Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|---------------|
| Neighborhood Stabilization Program | \$179,424.00 |
| Total Other Funding Sources | \$179,424.00 |

| | |
|---------------------------------|---|
| Grantee Activity Number: | ADR-120-001 |
| Activity Title: | Acquisition/Demolition/Redevelopment 120 |

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSPADR001

Project Title:

Acquisition/Demo/Redevelopment

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$106,554.00 |
| Total CDBG Program Funds Budgeted | N/A | \$53,277.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$27,138.00 | \$27,138.00 |
| Expended CDBG DR Funds | \$700.00 | \$1,050.00 |
| City of Arlington | \$700.00 | \$1,050.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

A substandard, blighted single family home located at 3107 Selfridge 76014 was acquired 6/11/10. Asbestos abatement and demolition will take place in August 2010. A single family home, affordable to households earning <120% of AMI will be redeveloped on this site.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|---------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 1 | 0/0 | 0/0 | 1/1 |

Activity Locations

| Address | City | State | Zip |
|----------------|-------------|--------------|------------|
| 3107 Selfridge | Arlington | NA | 76014 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|-------------|
| Neighborhood Stabilization Program | \$53,277.00 |
| Total Other Funding Sources | \$53,277.00 |

| | |
|---------------------------------|---|
| Grantee Activity Number: | ADR-50-001 |
| Activity Title: | Acquistion/Demolition/Redevelopment 50 |

Activitiy Category:

Clearance and Demolition

Project Number:

NSPADR001

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Demo/Redevelopment

Projected End Date:

07/30/2013

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$104,952.00 |
| Total CDBG Program Funds Budgeted | N/A | \$52,476.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Obligated CDBG DR Funds | \$0.00 | \$0.00 |
| Expended CDBG DR Funds | \$0.00 | \$0.00 |
| City of Arlington | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The areas of greatest need for demolition activities will be the highest risk census block groups in East Central Arlington. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit or development of a public facility such as a pocket park in a low income neighborhood.

Location Description:

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

During the reporting period, a conditional offer was made to acquire a substandard, blighted single family home at 1602 Browning. The home was acquired 7/28/10. Asbestos abatement and demolition will be completed in August 2010. Following demolition, a single family home will be redeveloped on this site.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|---------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 0/1 |

Activity Locations

| Address | City | State | Zip |
|----------------|-------------|--------------|------------|
| 1602 Browning | Arlington | NA | 76010 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|-------------|
| Neighborhood Stabilization Program | \$52,476.00 |
| Total Other Funding Sources | \$52,476.00 |

| | |
|---------------------------------|---------------------------------|
| Grantee Activity Number: | AR-120-001 |
| Activity Title: | Acquisition Rehab<120 |

| | |
|------------------------------|----------------------------------|
| Activity Category: | Activity Status: |
| Acquisition - general | Under Way |
| Project Number: | Project Title: |
| NSPAR01 | Acquisition Rehab |
| Projected Start Date: | Projected End Date: |
| 03/01/2009 | 07/30/2013 |
| National Objective: | Responsible Organization: |
| NSP Only - LMMI | City of Arlington |

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A | \$697,112.00 |
| Total CDBG Program Funds Budgeted | N/A | \$348,556.00 |
| Program Funds Drawdown | \$1,050.00 | \$2,687.02 |
| Obligated CDBG DR Funds | (\$71,906.68) | \$203,948.00 |
| Expended CDBG DR Funds | (\$273,941.66) | \$1,987.02 |
| City of Arlington | (\$273,941.66) | \$1,987.02 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. A portion of the funds for this project will be used to assist households below 50% of AMI. Of 5 planned units developed under this project, four units will be provided for households below 50% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A. Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

In February 2010, the City acquired property located at 600 Squaw Creek Court. Rehabilitation is complete and the property was sold to an eligible homebuyer on 7/1/10. Three additional properties were acquired during the reporting period and rehabilitation is underway. An offer has been accepted for 7909 Copper Canyon and the remaining properties are being marketed for sale. Relocation notices were provided to occupied units. One claim for relocation was completed in July 2010, and two remain pending.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 3 | 0/0 | 0/0 | 4/1 |

Activity Locations

| Address | City | State | Zip |
|--------------------------|-----------|-------|-------|
| 7909 Copper Canyon Drive | Arlington | NA | 76002 |
| 8818 Katey Lane | Arlington | NA | 76017 |
| 5606 Indian Hill | Arlington | NA | 76018 |
| 600 Squaw Creek Ct | Arlington | NA | 76018 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$348,556.00 |
| Total Other Funding Sources | \$348,556.00 |

| | |
|---------------------------------|---------------------------------|
| Grantee Activity Number: | AR-50-001 |
| Activity Title: | Acquisition Rehab <50 |

Activity Category:

Acquisition - general

Project Number:

NSPAR01

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

07/30/2013

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$824,752.00 |
| Total CDBG Program Funds Budgeted | N/A | \$412,376.00 |
| Program Funds Drawdown | \$1,755.89 | \$348,387.98 |
| Obligated CDBG DR Funds | \$213,460.57 | \$285,875.00 |
| Expended CDBG DR Funds | \$277,479.79 | \$349,894.22 |
| City of Arlington | \$277,479.79 | \$349,894.22 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The areas of greatest need for acquisition and rehabilitation of foreclosed properties include the highest risk census block groups in East Central Arlington and Southeast Arlington. The target area is now expanded to include other NSP eligible areas of the City to allow for greater flexibility for homebuyers and to broaden the impact of NSP activities to areas of need. The expected benefit to income-qualified persons is homebuyer assistance to acquire an affordable housing unit. A portion of the funds for this activity will be used to assist households below 50% of AMI. Four units will be provided for households below 50% AMI. The City intends to continue its acquisition / rehabilitation activity utilizing any program income that may be realized through the sale of rehabilitated properties.

Location Description:

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

In January 2010, the City acquired four foreclosed town house units. Bids for rehabilitation of the units were received, and rehabilitation work is nearly complete. These units are currently for sale to income eligible households earning under 50% of the AMI.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|---------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of housing units | 0 | 0 | 0 | 0/0 | 0/0 | 4/4 |

Activity Locations

| Address | City | State | Zip |
|--------------------|-------------|--------------|------------|
| 418 Central Park D | Arlington | NA | 76014 |

| | | | |
|--------------------|-----------|----|-------|
| 418 Central Park A | Arlington | NA | 76014 |
| 418 Central Park B | Arlington | NA | 76014 |
| 418 Central Park C | Arlington | NA | 76014 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$412,376.00 |
| Total Other Funding Sources | \$412,376.00 |

| | |
|---------------------------------|---------------------------------------|
| Grantee Activity Number: | HA-120-001 |
| Activity Title: | Homebuyers' Assistance <120 |

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSPHA001

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

07/30/2013

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,289,012.00 |
| Total CDBG Program Funds Budgeted | N/A | \$644,506.00 |
| Program Funds Drawdown | \$118,381.99 | \$515,286.99 |
| Obligated CDBG DR Funds | \$162,592.66 | \$615,652.00 |
| Expended CDBG DR Funds | \$192,992.50 | \$574,531.56 |
| City of Arlington | \$192,992.50 | \$574,531.56 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest need. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A.

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

As of June 30, 2010, seventeen eligible homebuyers were assisted through this activity. Four properties were purchased during this reporting period. Rehabilitation work is underway, with completion expected by mid-August. As of May 3, 2010, all funds for this activity were committed and applications for assistance are not longer accepted for this activity.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Households benefitting | 0 | 4 | 4 | 0/0 | 17/16 | 17/16 |

Activity Locations

| Address | City | State | Zip |
|----------------------|-------------|--------------|------------|
| 1525 Brookleaf Drive | Arlington | NA | 76018 |

| | | | |
|-----------------------|-----------|----|-------|
| 6708 Kinross Drive | Arlington | NA | 76018 |
| 1727 Triumph Trail | Arlington | NA | 76002 |
| 501 Sussex Drive | Arlington | NA | 76014 |
| 6617 Watch Hill Court | Arlington | NA | 76002 |
| 6708 Ambercrest Dr | Arlington | NA | 76002 |
| 1052 Enfilar Lane | Arlington | NA | 76017 |
| 6003 Fenwick Drive | Arlington | NA | 76018 |
| 6415 Plainview Drive | Arlington | NA | 76018 |
| 308 Kalmia Drive | Arlington | NA | 76018 |
| 6007 Heatherglen | Arlington | NA | 76017 |
| 1117 Royalcrest Drive | Arlington | NA | 76017 |
| 1504 Sanibel Lane | Arlington | NA | 76018 |
| 5301 Osage Drive | Arlington | NA | 76018 |
| 6405 Julliette Run | Arlington | NA | 76002 |
| 415 Lemon Street | Arlington | NA | 76018 |
| 805 Wyndham Place | Arlington | NA | 76017 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$644,506.00 |
| Total Other Funding Sources | \$644,506.00 |

| | |
|---------------------------------|--------------------------------------|
| Grantee Activity Number: | HA-50-001 |
| Activity Title: | Homebuyers' Assistance <50 |

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSPHA001

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

07/30/2013

Responsible Organization:

City of Arlington

| Overall | Apr 1 thru Jun 30, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$707,278.00 |
| Total CDBG Program Funds Budgeted | N/A | \$353,639.00 |
| Program Funds Drawdown | \$70,313.48 | \$283,172.38 |
| Obligated CDBG DR Funds | \$60,652.72 | \$352,425.00 |
| Expended CDBG DR Funds | \$89,775.17 | \$330,994.86 |
| City of Arlington | \$89,775.17 | \$330,994.86 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Homebuyer assistance will be provided to qualified, income-eligible households for the homes acquired and rehabilitated in the areas of greatest need. The City will connect the NSP funds to programs for very low income households such as the Family Self-Sufficiency Program, Safe Haven Domestic Violence Shelter, and transitional housing programs for homeless persons. The expected benefit to income-qualified persons is homebuyer assistance for an affordable housing unit. Persons who have defaulted on a mortgage are not eligible for this program.

Location Description:

This activity will be made available to individuals and families who will reside within the areas of greatest need as illustrated in Appendix A.

Targeted census tracts include 1113.03, 1114.01, 1114.02, 1115.14, 1115.16, 1115.18, 1115.19, 1115.21, 1115.22, 1115.24, 1115.25, 1115.32, 1115.34, 1115.40, 1115.41, 1115.42, 1115.43, 1115.44, 1115.46, 1217.04, 1219.02, 1220, 1221, 1228, and 1229.

Activity Progress Narrative:

During this reporting period, one homeowner was assisted with acquisition, and rehabilitation of the property is underway. Overall, seven activities have been completed and all available funds have been obligated.

Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | |
|------------------------------------|---------------------------|------------|--------------|---|------------|--------------|
| | Low | Mod | Total | Low | Mod | Total |
| # of Households benefitting | 0 | 0 | 0 | 6/8 | 0/0 | 6/8 |

Activity Locations

| Address | City | State | Zip |
|--------------------------|-------------|--------------|------------|
| 905 East Timberview Lane | Arlington | NA | 76014 |

| | | | |
|----------------------|-----------|----|-------|
| 807 Bracken Place | Arlington | NA | 76017 |
| 6716 Hillgreen Drive | Arlington | NA | 76002 |
| 702 Salsbury Circle | Arlington | NA | 76018 |
| 6105 Tidewater Drive | Arlington | NA | 76018 |
| 522 Angelina Drive | Arlington | NA | 76018 |
| 5304 Yaupon Place | Arlington | NA | 76018 |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|------------------------------------|--------------|
| Neighborhood Stabilization Program | \$353,639.00 |
| Total Other Funding Sources | \$353,639.00 |
